

\$1,100 / 1br - Room for rent in our home for single person

We are looking for a friendly and responsible individual to share our our 5-bedroom Pasadena home in a quiet peaceful safe neighborhood.

FOR RENT: Fully furnished bedroom, living room, restroom, kitchenette, enclosed front patio with private entrance door AND a personal parking space. ALL UTILITIES PAID.

SHARED grass yard / washer and dryer / exercise room / outdoor dining area and internet, netflix, amazon etc.

LOCATION: Easy access to the Glendale, 134 and 210 Freeways, Walking distance to JPL bus stop, the Rosebowl, restaurants, supermarkets, McDonalds, Jack in the Box, hiking and biking trails.

MOVE IN: \$1,100 for the first month plus \$1,100 last month rent (total of \$2,200). One person only. Proof of employment is required. SORRY No smoking or pets, allergy issues.

AVAILABLE NOW !! If interested, please email an introduction as well as any questions. Add your social media links that you're comfortable sharing.

1065 chevron CT

1BR / 1Ba

available nov 21

air conditioning

flooring: tile

furnished

house

laundry on site

no smoking

off-street parking

private bath

private room

rent period: monthly

PASADENA, CA

ATTACHED
"TENANTS RIGHTS"

• Move in date 11/27 Sat
• Total pd. 550. dollars cash
• Move in cost total = 2,200
minus 550 = 1650 due on 11/13
Move in.
1/2 Signed Leonard Sanchez 11/13
George Demoulin

Tenants' Rights When Renting a Room In a House

By Jayne Thompson Updated November 27, 2018 : 4-5 minutes

In California, a person who rents a room in a house is known as a lodger. Lodgers have many of the same rights as regular tenants, and these rights are governed by the rental agreement that spells out key provisions such as the rental period, who is allowed to live in the room, and how much rent the lodger has to pay. State landlord-tenant laws apply to a room you are renting, regardless of whether you signed a lease.

Tenant's Right to Privacy

An owner who lives in the house has the right to enter the room you are renting at any time of the day or night for any reason. However, the homeowner cannot harass you or take your possessions. A nonresident landlord can only enter your room to make necessary repairs and decorations, to inspect the room, or to show prospective lodgers around at the end of the tenancy. The landlord must give at least a 24-hour advance notice of the entry except in an emergency.

Return of Security Deposit

When the tenancy ends, the landlord must return your security deposit in full within 21 days unless you owe rent, damaged the room or left the room less clean than it was when you moved in. In these circumstances and only these circumstances, the landlord can keep a reasonable amount of your security deposit to cover the repair or cleaning costs. You're entitled to receive copies of the receipts for the charges, and any balance should be returned to you within 14 days of the completion of the work.

Right to Receive Notice of Rent Increases

If you have a fixed-term tenancy for more than 30 days, the landlord cannot increase your rent unless the rental agreement says he can. If you occupy month-to-month or week-to-week – which occurs when there's no written rental agreement – the landlord can raise your rent as long as he gives you advance written notice. You're entitled to a 30-day notice if the rent increase is 10 percent or less and a 60-day notice for larger increases. If you don't like the new rent, you can end the tenancy by giving the same amount of notice as there are days between rent payments. For example, if you pay rent weekly, you must give the landlord written notice at least seven days before you leave.

Right to a Habitable Room

The room you are renting must be "habitable" or fit to live in and comply with health and building codes. Landlords are responsible for making the unit habitable and repairing any defects that might threaten the room's habitability, such as inadequate sanitation or heating or broken windows. Notify the landlord if the room needs repairs. The landlord has a reasonable time, usually 30 days, to fix the problem. If she does not, you can have the repair fixed yourself and deduct the cost from the rent.

Terminating the Tenancy

Your landlord can end a periodic tenancy at any time and for any reason by giving you 60 days advance written notice if you have rented the room for a year or longer. For occupancy periods less than one year, the notice period is 30 days. If you don't leave by the end of the notice period, the landlord can file a lawsuit to have you evicted. There's a streamlined eviction process if you've done something wrong such as failing to pay the rent, violating the lease agreement or interfering with other tenants. Then, the landlord can serve a three-day notice asking you to fix the problem. If you do not, the landlord can apply for an eviction order from the court.

Special Rules for Single Family Lodgers

If you live in a house where the owner lives and there are no other lodgers, simplified eviction rules apply. The homeowner can evict you simply by giving written notice of termination equal to the length of the rent payment period, regardless of how long you have lived in the room. For example, if you pay rent each month, then the notice must be a 30-day notice. When the notice period ends, you have no legal right to remain in the owner's house. The owner can ask the police to remove you as a trespasser without initiating eviction proceedings through the court.